



**Battlefields House, Battlefields, Lansdown, Bath, BA1 9DD**



**welcome to**

**Battlefields House, Battlefields, Lansdown, Bath**

Tucked away along a sweeping private drive is this grand Georgian villa - Battlefield House, built by John Wood the Elder in 1738. This two bedroom first floor apartment in this building offers stunning views across countryside, and multiple period features.





**Entrance Hall**

**Living/ Dining Room**

22' 3" Max Into bay x 19' 11" Max ( 6.78m Max Into bay x 6.07m Max )

**Kitchen**

14' 1" x 10' 11" ( 4.29m x 3.33m )

**Bedroom One**

14' 1" x 14' 1" ( 4.29m x 4.29m )

**Bedroom Two**

8' 8" x 18' Max ( 2.64m x 5.49m Max )

**Bathroom**

7' 4" x 6' 5" ( 2.24m x 1.96m )

**Outside**

**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Battlefields House, Battlefields, Lansdown, Bath

- Grade II Listed, First Floor Conversion Apartment
- Full Of Character/Period Features
- Large Communal Grounds
- Fibre Optic Broadband Just Installed
- Share Of Freehold

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105132](https://allenandharris.co.uk/Property/LAR105132)



Property Ref:  
LAR105132 - 0007

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